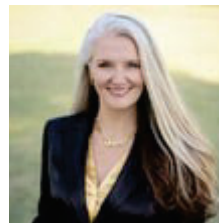
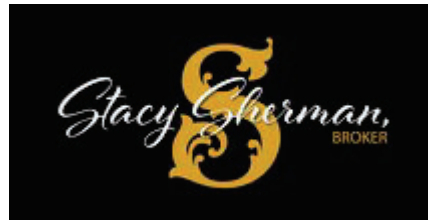




## Building 11 Suite 1103

4220 Cartwright Rd, Missouri City, TX 77459



**Stacy Sherman**

Vertical Web

19701 Kingwood Dr Bldg 5, Kingwood, TX 77339

[stacyshermantx@gmail.com](mailto:stacyshermantx@gmail.com)

(832) 445-8934



# Building 11 Suite 1103

Upon Request

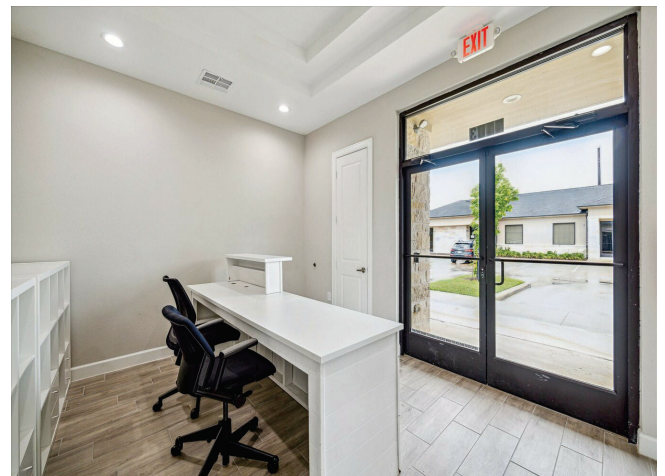
Oyster Creek Office Condo | 1,225 SF | Missouri City, TX | Built 2022

Modern Office Condo For Sale

Professional office condominium located in a high-visibility corridor in Missouri City, ideal for professional use including therapy, wellness, administrative, or medical. Note: For medical care there are no sinks in individual offices/exam rooms. This 1,225 SF, single-story unit with a private entrance, offers a flexible layout...

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- Suitable for owner-users or investment
- High-end finishes, high ceilings, recessed lighting
- High-traffic corridor with strong visibility



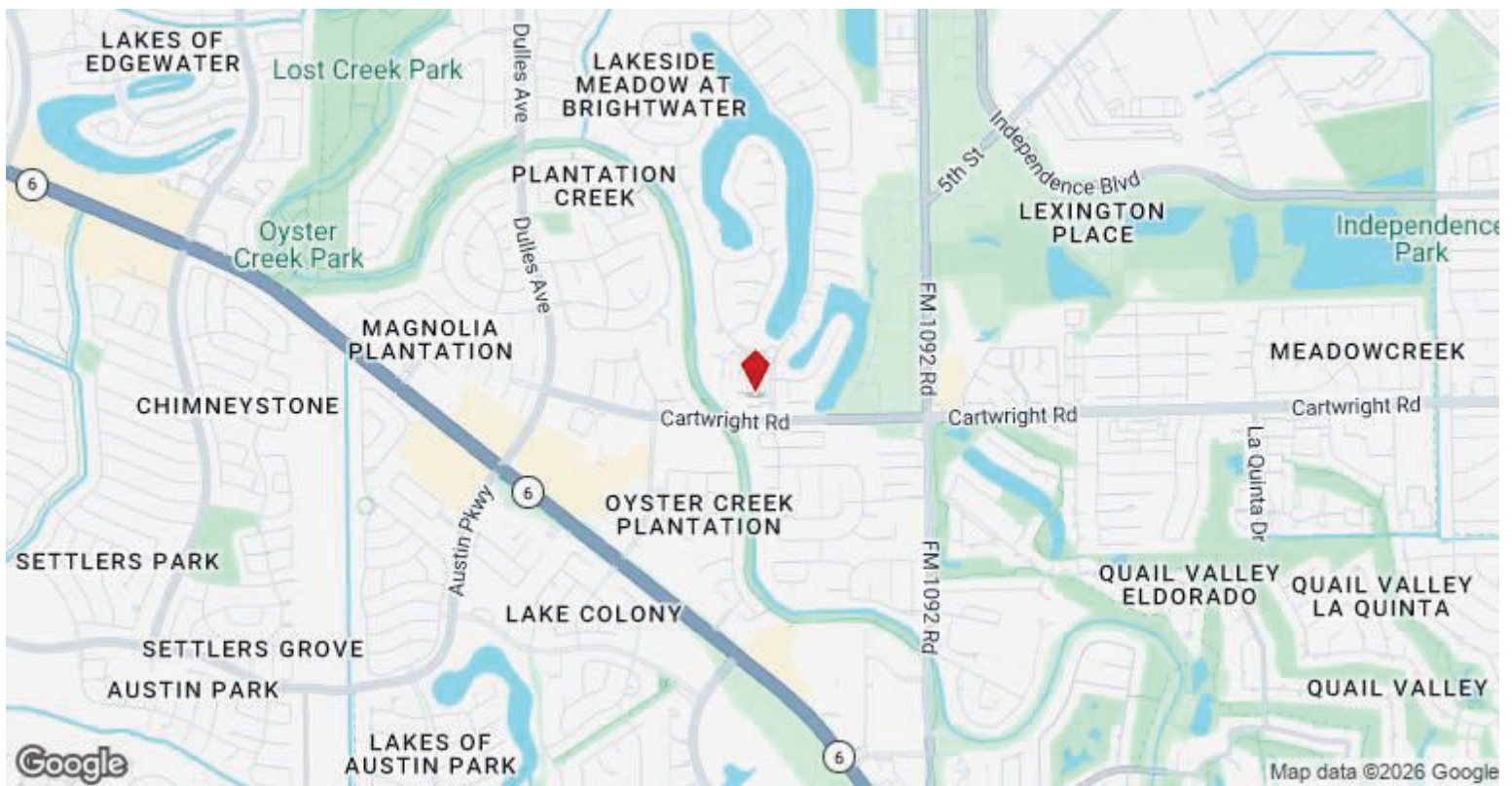
|                      |                          |
|----------------------|--------------------------|
| Price:               | Upon Request             |
| Unit Size:           | 1,225 SF                 |
| No. Units:           | 1                        |
| Total Building Size: | 1,225 SF                 |
| Property Type:       | Office                   |
| Property Subtype:    | Medical                  |
| Sale Type:           | Investment or Owner User |
| Building Class:      | B                        |
| Floors:              | 1                        |
| Typical Floor Size:  | 1,225 SF                 |
| Year Built:          | 2022                     |
| Parking Ratio:       | 16.33/1,000 SF           |
| Walk Score ®:        | 50 (Fairly friendly)     |

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## Major Tenant Information

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| Tenant           | SF Occupied | Lease Expired |
|------------------|-------------|---------------|
| Currently Vacant | -           |               |



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The suite features a reception area with flexible front room to utilize as one of the following: waiting area, conference room, or executive office. The suite has 3–4 private offices (depending on use of flex room), kitchen, ADA-accessible restroom, one HVAC/utility closet, one storage/custodial closet, and one small storage or coat closet near entrance.

Interior finishes include high ceilings, recessed lighting, and abundant natural light through commercial-grade windows and doors. Built with energy-efficient materials and equipped with central HVAC for year-round comfort.

The property is part of a well-maintained office complex with professionally managed landscaping and convenient surface parking.

### Key Highlights

- 1,225 SF | Class B office condominium
- Built in 2022 (modern construction)
- Single-story with private front entry
- 3\*–4 offices \*flex space to be used for waiting room, conference room, or executive office
- Kitchen, ADA restroom, and storage areas
- High-end finishes, high ceilings, recessed lighting
- Energy-efficient construction
- Suitable for owner-users or investment

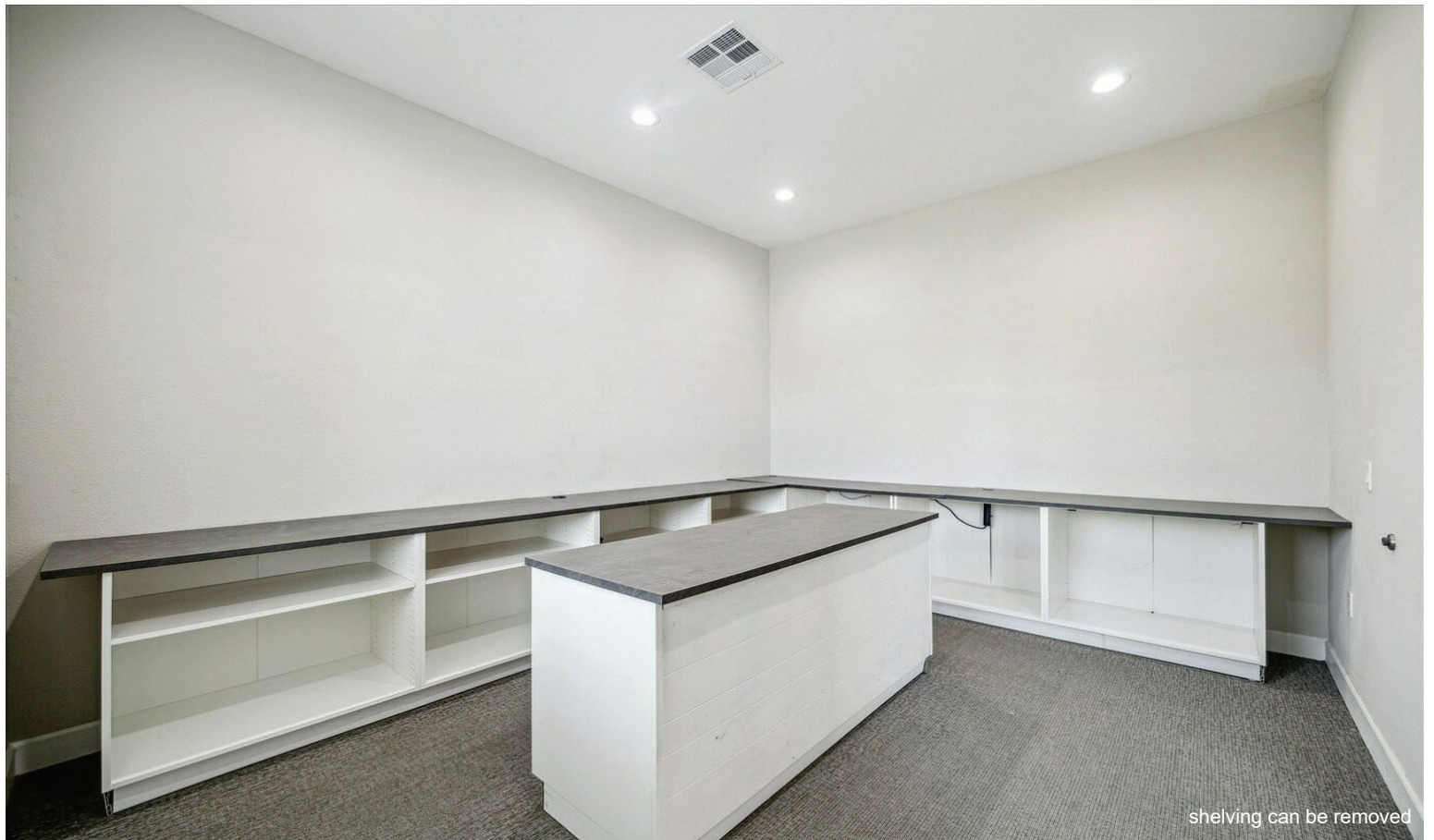
Location & Access (time/distance is approximate, consider traffic and weather conditions)

- High-traffic corridor with strong visibility
- Houston Amtrak 35+ minutes (22 miles)
- Hobby Airport 40+ minutes (25 miles)
- Bush Intercontinental 50+ minutes (42 miles)

# Property Photos



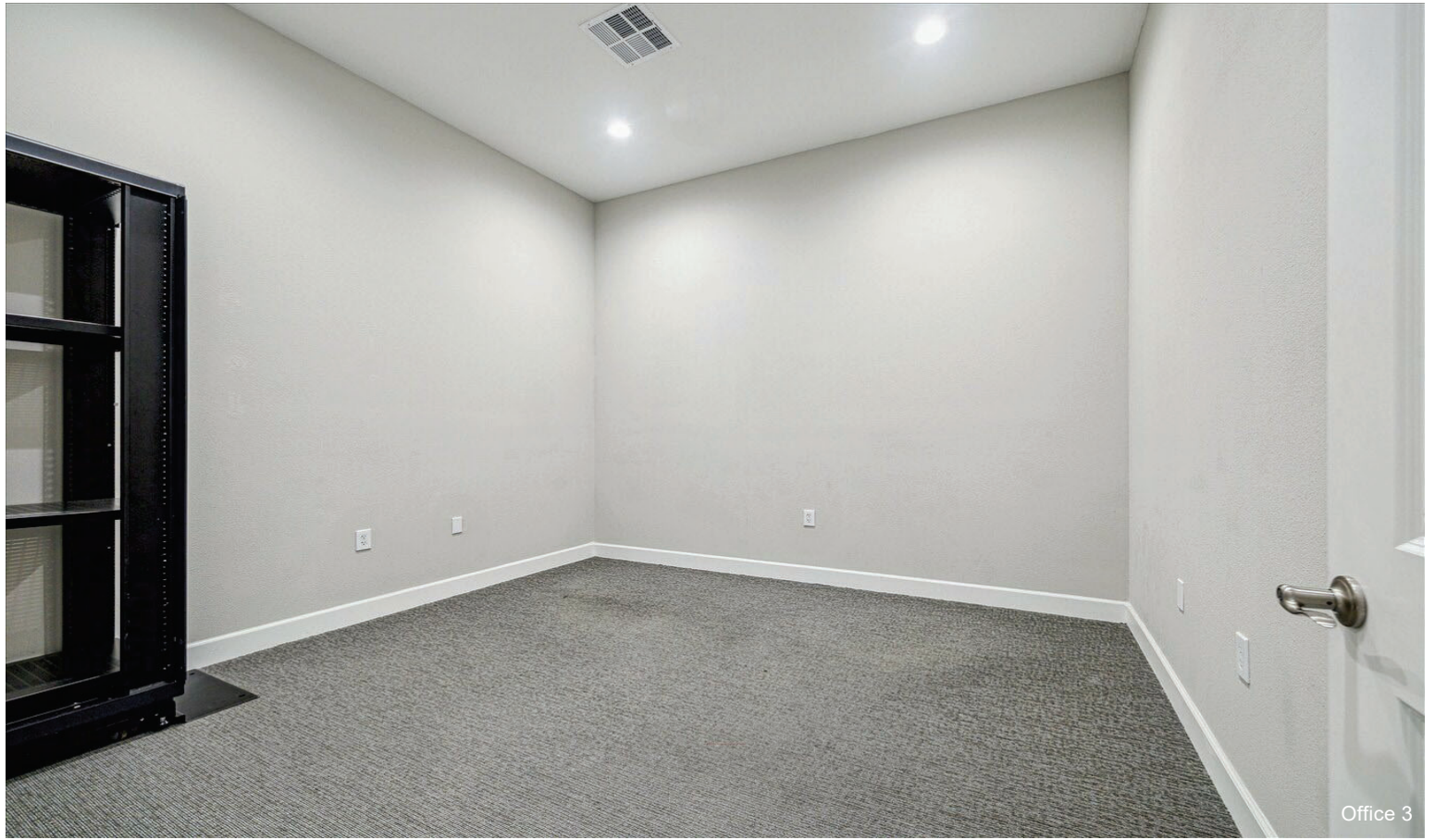
# Property Photos



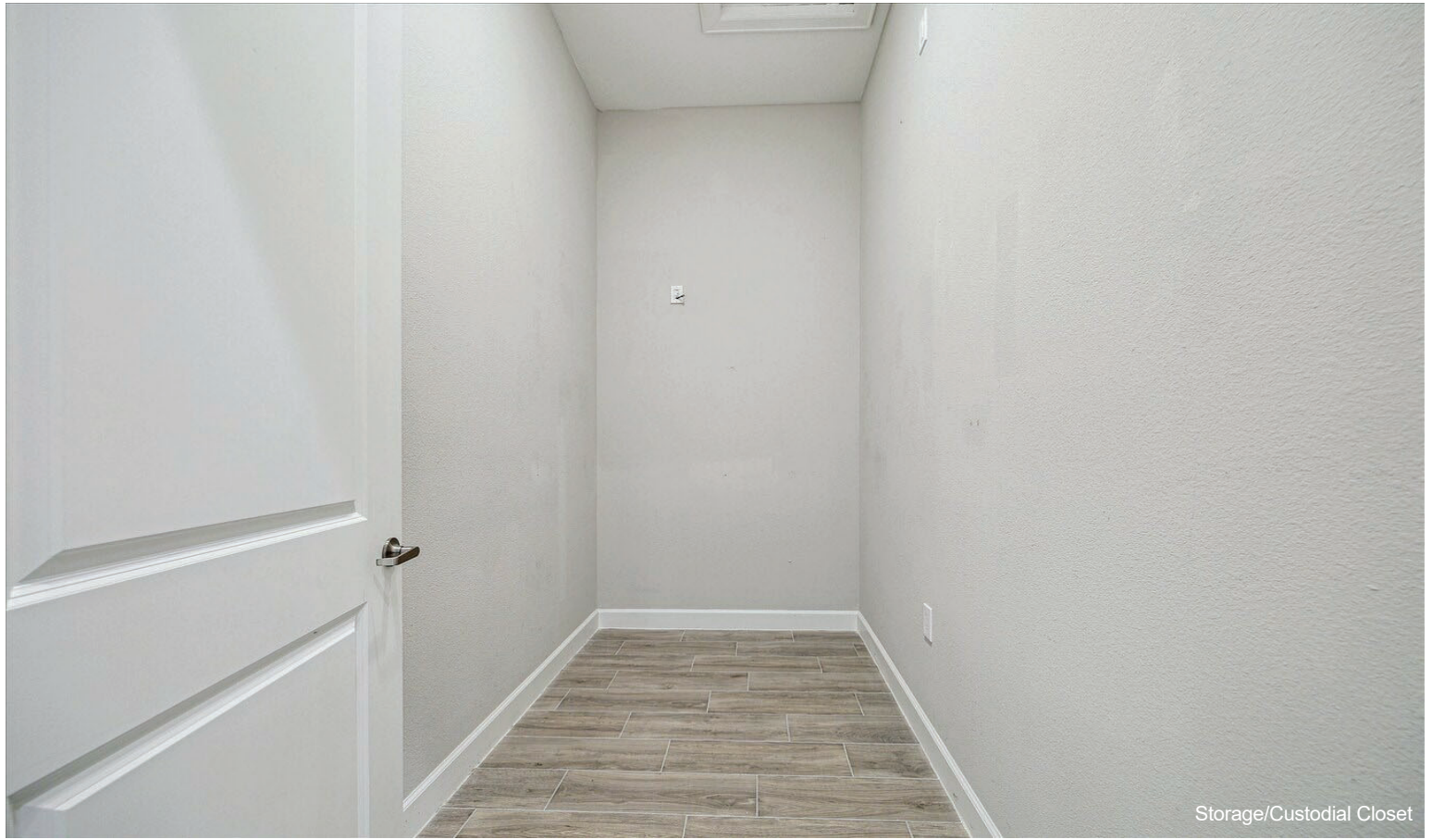
# Property Photos



# Property Photos



# Property Photos



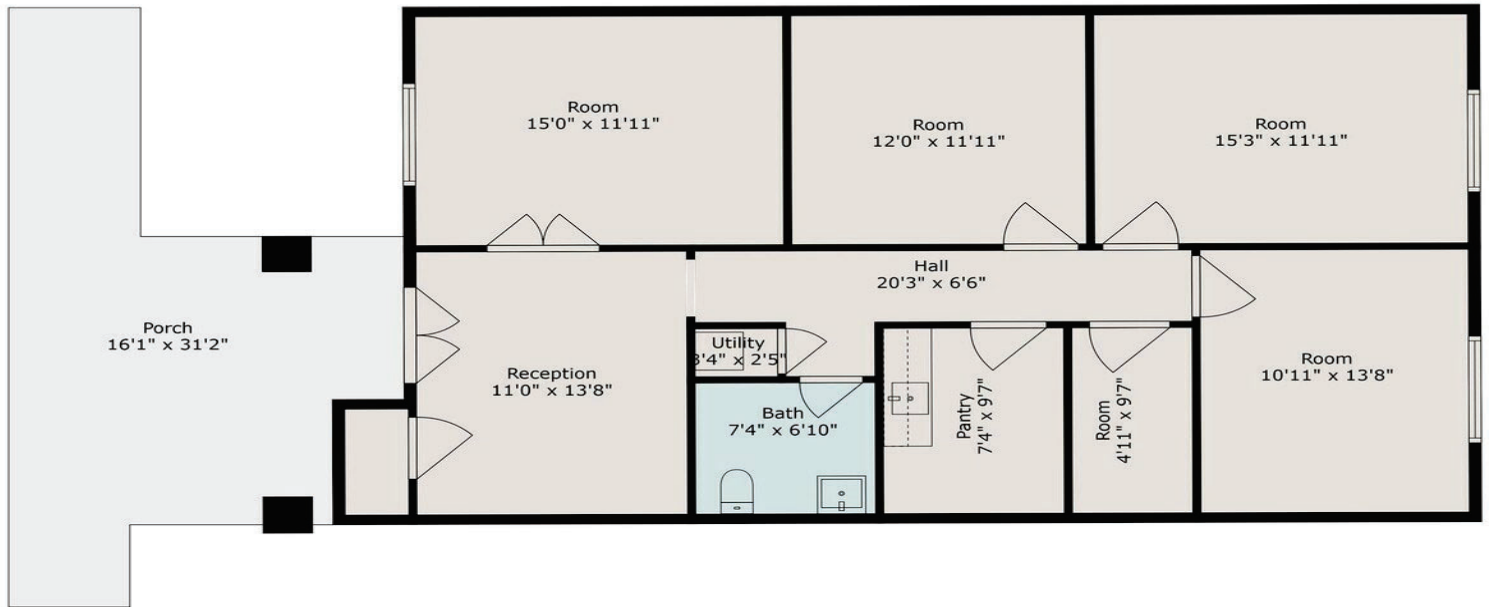
# Property Photos



# Property Photos



# Property Photos



**TOTAL: 1131 sq. ft**  
BELOW GROUND: 1131 sq. ft  
EXCLUDED AREAS: PORCH: 309 sq. ft

This floor plan is intended for marketing and illustrative purposes and is to be used as a guide only to give a general indication of the layout. The floor plan contained here, measurements of rooms, square footage and any other items are approximate, may not be to scale and are not meant to be binding nor form any part of a contract. No responsibility is taken for any error, omission, or misstatement. Prospective purchasers are encouraged to conduct their own due diligence.